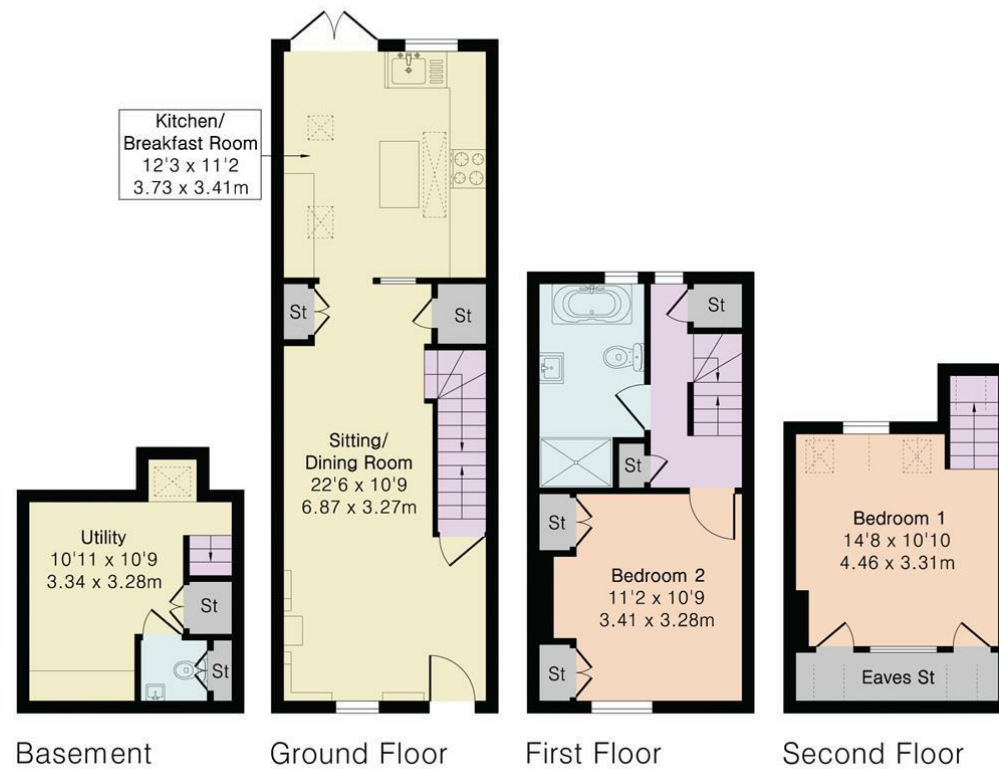


**Approximate Gross Internal Area 893 sq ft - 83 sq m**

Basement Area 124 sq ft – 12 sq m  
Ground Floor Area 385 sq ft – 36 sq m  
First Floor Area 247 sq ft – 23 sq m  
Second Floor Area 134 sq ft – 12 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Guide Price**  
**£800,000**

**Greys Hill**

Elegant two bedroom Henley townhouse, blending period charm with modern living

- Town centre location
- Recently refurbished
- Bespoke kitchen
- Beautiful bathroom with freestanding tub
- Two double bedrooms
- Landscaped garden
- Basement with utility room and w/c
- No Onward Chain

**Town centre location**

- Henley town centre
- Marlow 8.5 miles
- Reading 9.3 miles
- Oxford 24 miles
- London 37 miles
- Heathrow 25 miles





## 52 Greys Hill

Situated on one of Henley's most highly regarded roads, this stylish Grade II listed townhouse has in recent years undergone a complete programme of refurbishment and remodelling, finished to an exacting standard.

Arranged over three floors, with the addition of a purpose-built basement, the accommodation comprises two bedrooms and one bathroom. The basement has been carefully sunk to create valuable extra space, incorporating a utility room, w/c and benefits from a fresh air circulation system.

The property balances classic townhouse architecture with modern design, offering bright, well-proportioned rooms and quality finishes throughout. Underfloor heating runs through much of the house, with the exception of the living and dining room, adding to the overall comfort and efficiency.

Outside, the garden continues the theme of modern comfort, with a freestanding tub and a fitted garden kitchen – an inviting space for both relaxation and entertaining.

## Location

Greys Hill is within easy walking distance of Henley town centre and all its amenities – shops, restaurants, supermarkets, schools, health and fitness clubs, cinema, theatre, and excellent transport links. Henley railway station offers direct services into London via Twyford.



The property is also well placed for some of the area's top schools, including Shiplake College, Queen Anne's and The Oratory, all within a short drive. For leisure, there are several golf courses nearby such as Castle Royle, Temple and Henley Golf Club, and the River Thames is just a short walk away with rowing, sailing and other recreational facilities on hand.

## Services

All mains services connected.

EPC - awaiting EPC

South Oxfordshire District Council - Tax Band E

## Directions

Postcode - RG9 1SJ What3Words ///another.rang.newlyweds

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*